

From: Rachel Floyd [<mailto:rfloyd557@bellsouth.net>]

Sent: Wednesday, May 20, 2009 9:43 PM

To: Planning Commissioners

Cc: Matthews, Lonnell (Council Member)

Subject: May Town Center at Bells Bend

Dear Planning Commissioners:

As a nearby resident of Bells Bend, and Chair of the Middle Tennessee Group Sierra Club, I would like to state my strong opposition the proposed May Town Center at Bells Bend.

The proposed development of the May Town Center would destroy the rural community I've grown to love, not to mention that it would be an environmental disaster, and a fiscal burden to Nashville taxpayers. It seems to me that Nashville has worked very hard to make its downtown core vibrant, and this project would only detract, and hinder those existing goals.

Nashville has had, as you well know, numerous projects in good locations that have failed in spite of being placed in an urban or suburban setting, and I have to wonder why a development of a size would be permitted to rival current downtown projects.

Please do the right thing with your vote on this proposal. Vote NO on May Town Center.

Thank you.

Rachel Floyd

615-406-9204

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Please do the right thing with your vote on this proposal. Vote NO on May Town Center.

Thank you.

Rachel Floyd

615-406-9204

-----Original Message-----

From: Mary O'Neil [mailto:maryoneil@bellsouth.net]

Sent: Saturday, May 16, 2009 7:59 PM

To: metro planning commissio

Cc: Planning Commissioners

Subject: bells bend/may town

Please do not allow developers to destroy Bells Bend. There is no need for office space. Down town nashville has 20% vacancy rate on office space. This would be another Metro center which opened with great plans, went bankrupt and closed. Nashville would be stuck to finish a bridge and roads to no where and a great area would be lost forever. The people who responded did not want restrictions so they could not develop their land, They did not want May Town there. I gave my 188 acres on Old Hickory to Beaman Park to preserve it from development. Please listen to the people of Scottboro. Mary O'Neil 6611 Fox Hollow Rd. Nashville 37205 maryoneil@bellsouth.net

From: Front Desk [mailto:frontd@belmont.org]  
Sent: Monday, May 18, 2009 1:08 PM  
To: Planning Commissioners  
Subject: May Town

To the Davidson County Planning Commission:

Nashville will be more attractive to business by increasing its quality of life than by building a gigantic concrete city in a pasture. This whole scheme is a logistical, financial nightmare in the making for Davidson County. I predict that it will fail, spoiling the natural beauty of the area and crushing the taxpayers of Davidson County with burden we will be years digging out of. As a voter and taxpayer, I am adamantly opposed to the May Town development.

Keep Bells Bend, and the corridor up to Beaman Park, rural.

Sincerely,

Mrs. Mickey Newman

May 8, 2009

cc: All Commissioners

## Cool Springs office halted; owner sued

Contractor says his company is owed \$2.9M

By Mitchell Kline  
THE TENNESSEAN

FRANKLIN — The unfinished office building on Innovation Drive was supposed to bring its developer a new reputation for environmentally friendly construction.

Instead, One Greenway Centre has brought a nearly \$3 million lawsuit against developer Crescent Resources and stands as a tangible example of Cool Springs' slowing growth in the economic recession.

Crescent, which owns 11 office buildings on the east side of Cool Springs, recently suspended construction of the 164,000-square-foot office building after being hit with a lawsuit claiming it owes a contractor nearly \$3 million.

Set to open in March, the building was to be Crescent's first in a collection of environmentally sound buildings, being constructed to Leadership in Energy and Environmental Design standards.

The \$33 million project is sitting empty across from Nissan's North American Headquarters, with a no-trespassing sign and barriers blocking the entrance.

## Downturn has impact

Brentwood-based Bell & Associates was hired by Crescent to excavate the site, pave and put in drainage structures and water lines. In a lawsuit filed April 24 in Williamson County Chancery Court, Bell claims that Crescent owes approximately \$2.9 million. In February, Bell placed a \$417,424 lien on One Greenway Centre.

"Like most companies in the real estate industry, Crescent Resources has been impacted by the economic downturn, which has led to reduced demand for our product offering and placed downward pressure on pricing," Art Fields, CEO of Crescent, said in a written statement. "In light of these conditions, we made the very difficult decision to suspend the construction of the One Greenway Centre pending an improvement in the market."

"As is standard in situations like this, the construction contractor has sought to enforce its legal rights by filing a lien and legal action against the property. We have had a long-standing relationship with Bell & Associates Construction and we will continue to work constructively with them on these issues, as well as with our other vendors and stakeholders."

Late last year, the company rescinded a \$2 million letter of credit with the city of Franklin for The Circle at Cool Springs, a project that would have included 14 buildings and 165,990 square feet of space. The company got a six-month extension for the \$55 million project.

Crescent opened Nine Corporate Center more than a year ago, but as of last month, the building was only 3 percent occupied.

Less than a year ago, Patrick Emery, senior vice president of regional operations for Crescent Resources, said the company had plans to add 2.9 million square feet of commercial space to Cool Springs. He projected then that Cool Springs would continue to grow, adding 300,000 square feet of office space every year for the next 20 years.

From: Julia Shults [mailto:julia.shults@iostudio.com]  
Sent: Wednesday, May 20, 2009 11:33 AM  
To: Planning Commissioners  
Subject: Bells Bend- Vote NO against May Town Center

Hello Planning committee,

I implore you to vote against the May Town Center development in Bells Bend on May 28. I grew up on my family's farm, the Graves' farm, that is six generations old dating back to David Lipscomb's property on the river. This is a beautiful wonderful part of Nashville, that the community there is embracing and moving forward to greater better things for the environment and Nashville. The Community really has just begun their creation of a better community and they have made great strides with lovely productive gardens, farming and produce. My husband and I would love to build a house there to raise our children.

I think if handled properly, this land could be the crown jewel of Nashville, much like New York City loves Central Park or the forward-thinking Austin Texas embraces its open and farm land. We have a great opportunity to share nature, enjoy the green and farm land, and really think of better uses for this property.

I work on Marriott Drive out by the Airport, in a row of office buildings. There is a million square feet vacant here, with plenty of parking and access to the interstate and restaurants. One would think this was the optimal place for a business, yet the growth here is stagnant. Do not create another Office Park like Maryland Farms, the Airport, Fountain Square or even downtown- look at all the vacancies there.

Nashville does not need new growth, until it can find a way to utilize better the office and urban space it has now. If we do not reinvent our city now as a well-developed and environmentally efficient space, there will be no chance for that in the future.

Please vote against the May Town Center development.

Thank you, and please call my cell phone with questions- 615-804-3290.

Julia Graves Shults, Account Manager  
Iostudio, LLC 565 Marriott Drive, Suite 700 Nashville, TN 37214 p. 615.724.4222  
tf. 886.596.4558 f. 615.256.6860  
julia.shults@iostudio.com  
<http://www.iostudio.com>

**From:** Richard.Ramker@sanofi-aventis.com [mailto:Richard.Ramker@sanofi-aventis.com]

**Sent:** Wednesday, May 20, 2009 9:55 AM

**To:** Planning Commissioners

**Subject:** NO - Maytown

Dear Planning Commissioner:

I don't live in Bells Bend, but I think the Maytown development would be a disaster for Davidson County taxpayers, because it will always cost more in infrastructure than it will return in taxes.

Nashville will be more attractive to business by increasing its quality of life than by building a gigantic concrete city in a pasture.

Keep Bells Bend and the corridor up to Beaman Park ... rural.

Vote 'NO' on the Maytown development.

Sincerely,

Richard Ramker  
Nashville 37220

**From:** India [mailto:idez8@yahoo.com]  
**Sent:** Tuesday, May 19, 2009 8:22 PM  
**To:** gdalton@tmlrmp.org; Gotto, Jim (Council Member); Planning Commissioners  
**Subject:** Maytown

To the Planning Commission:

I believe that there may be some misunderstanding concerning the term "green" and its coexistence with the idea of Maytown. Any sort of development that happens in Bells Bend is not "green" but is replacing the green.

This would be an excellent idea somewhere else—someplace with roads, sewer, water, and electricity and some hope that it could actually be a success.

Maytown on Bells Bend would be a bust, and, if it's built in a cowpasture, is certainly not "green".

Sincerely,

India John  
Nashville, TN  
37218



**From:** Martin Holsinger [mailto:martinholsinger@nashville.net]  
**Sent:** Tuesday, May 19, 2009 5:27 PM  
**To:** Planning Commissioners  
**Subject:** bell's bend

Dear Commissioners,

I am writing to oppose approval of the Maytown Center development on Bell's Bend. I am simply aghast at the way this proposal has been spun and greenwashed.

I see two possible futures for this development, if it is approved. In one future, it will not fulfill its promises, and become a ghost town, a tax liability, and a blight on the landscape which will still suck up resources badly needed to preserve and restore the rest of Nashville.

The other possible future I see for this project is success. If it succeeds, I believe that , contrary to its builders' promises, it will suck a lot of air out of the rest of Nashville as upscale tenants abandon other parts of town and move to a greener location, leaving behind the problems of urban blight and homelessness, among others, which the city will still have to deal with and, somehow, fund. Meanwhile, with residences, workplaces, and now even a working farm available without crossing their one bridge to the rest of Nashville, Maytown residents will have little reason to leave their enclave and spread their wealth around town. I don't think this outcome augurs well for the whole of Nashville, either.

Giving the floodplain bottomlands to TSU for an experimental farm was a good move, and a step in the right direction, but TSU should be able to benefit from this bequest without the rest of Maytown. Please do the right thing and reject this foolish misuse of Nashville's resources and precious open countryside.

Thank you very much

Martin Holsinger

5155 Drake's Branch Rd.

Nashville TN 37218

876-2635

**From:** Stepanovic, Svetlana [mailto:svetlana.stepanovic@Vanderbilt.Edu]  
**Sent:** Tuesday, May 19, 2009 5:07 PM  
**To:** Planning Commissioners  
**Cc:** Matthews, Lonnell (Council Member)  
**Subject:** Opposition to May Town Center

**Dear Commissioners and Council Matthews,**

I would like to express my own personal concern over building of May Town center. In a very few words I would like to bring your attention to the fact that Nashville is VERY unique city in the world, so unique that even in my small home country (I'm US citizen now) everyone knows of Nashville. There is only one Nashville in the world. And downtown part of it really is unique and special. I am afraid that by building May town business and community center we would lose the real downtown which will become just a tourist oasis versus a destination for both Nashvillians and tourists. With the latest building of condos in the Gulch and downtown, office space and other amenities, there really is no reason for May town and more shopping and condos across the river. Nashville has beautiful midtown, still lush green and livable, with ever larger offer of good housing, now including modern condos, etc. So, PLEASE, don't derail the existing plans for the revival of downtown, for its mixed use as a living space for nashvillians and tourist to mingle.....Please, you may regret it. Didn't this economic turndown show us the bad consequences of overbuilding and fluff?

Thank you

Svetlana Stepanovic, Ph.D.

P445 MRB4  
2213 Garland Ave  
Nashville, TN 37232-2635  
615-936-1684

-----Original Message-----

From: Mary Theroux [<mailto:mtheroux@gmail.com>]

Sent: Tuesday, May 19, 2009 2:32 PM

To: Planning Commissioners

Subject: May Town Center

Re: May Town Center

The new Reston, Virginia - supposedly. I know Reston, Va. and I've sat in its traffic jams. I cannot imagine a Reston clone in Bells Bend reached only by one bridge and a narrow road. The original Reston was accessible and already had basic infrastructure: Bells Bend is very rural, no different from what it was like 100 years ago.

Bells Bend is unique and offers something real to all Nashvillians, not just a repeat of more retail, more offices, more condos, more traffic. I cannot conceive of May Town Center as being good for Nashville. Office space is empty downtown. Nashville is having budget problems trying to support its existing areas. Now there will be a new mewling infant city begging for its own needs and the plan for a vibrant downtown Nashville will have been only a pipedream.

I and my neighborhood group, Marrowbone Preservation Society, strongly oppose May Town Center.

--

Mary Theroux  
5200 Eatons Creek Rd.

**From:** Kate Graves [mailto:kgraves@islandpress.org]

**Sent:** Tuesday, May 19, 2009 1:28 PM

**To:** Hunter Gee

**Subject:** I oppose the May Town Center

Hello Commissioner,

My name is Kate Graves and I **oppose** the May Town Center.

I am the daughter of Jerry Graves, the largest landholder of the Graves Farm in Bells Bend. You may have heard from my uncle, former state representative Frank Buck, who might have tried to inform you that the Graves family is united in support of the May Town Center. **This is untrue.** In fact, all of my family **who actually live on the Graves farm** on Old Hickory Blvd, are **opposed** to the May Town Center.

There are many reasons why I oppose this development:

- 1) There is plenty of rental space available in facilities like this in Cool Springs and Bordeaux
- 2) The urban traffic and impact from the increase of vehicles would greatly damage the land, wildlife, and community of Bells Bend
- 3) The development would take away business from downtown Nashville
- 4) With one bridge or two, the traffic would greatly increase on both sides, not just disturbing the Scottsboro community, but also those in West Nashville and Sylvan Park

It's easy to say that the May Town Center would generate taxes for the city, but at what expense? At the expense of wiping out business in downtown Nashville?

I live in a walkable urban environment. Washington DC has more walkable neighborhoods than any other city in the country. I understand the importance of promoting that type of growth- but Washington DC works for the people who live here and the people who come in to work here because of the metro rail, extensive metro bus system, and altogether a major public transportation network.

The problem with the May Town Center being in Nashville, is that it still relies on cars as the primary form of transportation. They say Old Hickory Blvd can handle 16,000 cars a day. As someone who drove that road for 18 years, and had accidents on that road, I do not believe it. The amount of cars and trucks that road will have to handle during development is completely unsustainable. Once developed, these people will be traveling into a bottle-necked space that will increase traffic through all entrances exponentially. Also, what happens when there is an accident on the bridge? People won't be able to get in or get out.

The fact is, a walkable urban development only works if the people live and work in the same place. But unless the May family is really intending to build a colony, that will not work out. It's

great that they intend to leave green space, but what happens when there are too many cars? Those green spaces will become parking lots. Also, this development will create so much light pollution, ruining the night view from Bells Bend Park and therefore everywhere in Davidson County. So it will affect other green spaces as well as its own.

I understand the Mays own this property. **They bought this land with specific zoning restrictions.** Those should not be changed. They can develop their land within those zoning restrictions, but not be given a free pass to do what they like because they shell out some grand plan with a flawed transportation study and analysts they pay for.

Thank you for considering the opinions of concerned citizens. I may not live in Nashville now, but that does not mean I will never move back. It is where I grew up and would love to return with my own family. That is, if there is anything recognizable to go home to.

Respectfully,

Kate L. Graves  
Program Director

Island Press  
1718 Connecticut Avenue NW Suite 300  
Washington, DC 20009  
202-232-7933 x20  
202-234-1328 fax  
[www.islandpress.org](http://www.islandpress.org)

please consider before printing.

April 1, 2009

Lonnell Matthews Jr  
2733 Cato Ridge Drive  
Nashville, TN 37218

Dear Mr. Matthews:

I am asking that you support the May Town center development proposal. There is a growing amount of support for this project in both Bells Bend and Bordeaux.

The subject property and site area are both prime for such smart growth and environmentally friendly buildings as those proposed to be part of May Town. Please help us establish a significant tax base and vote favorable to May Town Center.

Regards,

*Sylvia Page*  
*P.O. Box 280211*  
*Nashville, TN 37228*

cc: Walter Hunt

cc: Jerry Maynard

NASHVILLE & DAVIDSON COUNTY

MAY 19 2009

METROPOLITAN PLANNING DEPARTMENT

4-06-2009

To Mr. Lonnell Matthews:

I am hopeful that you and your fellow members of the Metro Council will find confidence and appreciation in the plan to erect May Town Center. As a Bordeaux resident I am encouraged about the opportunity that exists to have such an attractive town center nearby.

There is a large population in our community which includes individuals that have lost jobs along with others who will be graduating from high school and looking for employment in the near future. May Town Center is part of the solution to bring new employers and job opportunities to the area.

I hope that the council will hear our voices in this request. This proposed plan is an essential part of building a stronger economy and investing in our own future.

Yours Truly,



cc: Councilmember Jerry Maynard  
Councilmember Walter Hunt

NASHVILLE & DAVIDSON COUNTY

MAY 19 2009

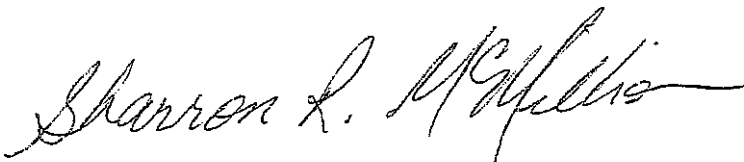
METROPOLITAN PLANNING DEPARTMENT

Councilmember Lonnell Matthews , Jr  
2733 Cato Ridge  
Nashville, TN 37218

Dear Lonnell Matthews:

As a Bordeaux resident I wanted to ask you and the entire Nashville-Davidson Metro Council to stand firmly behind the May Town Center proposal. This land development application has the potential to massively affect so many in Nashville.

We must not allow opponents of May Town Center to outlandishly criticize smart growth projects that help the entire community. My request is that each of you will make your choice in favor of May Town Center.

Yours Truly, 

cc: Councilmember Walter Hunt  
Councilmember Jerry Maynard

April 6, 2009

NASHVILLE & DAVIDSON COUNTY

MAY 19 2009

METROPOLITAN PLANNING DEPARTMENT



To Councilman Lonnell Matthews,

Every day we are being filled with stories mentioning the ever so cumbersome financial dire times in America. Right now, at this moment we have the chance to change that message in Nashville. I am writing to you as strong proponent of the May Town Center that is coming before you for approval.

The residents of District One that are in need of jobs are looking for to something that can serve as an economic boon to the area. May Town Center alone will act as an incubator to bring jobs and other benefits to our area that we have never before seen.

I hope that you will consider this proposal a stalwart of potential in bringing jobs back to District 1 and Bordeaux. Such a robust development that has so many amenities to offer can only be considered good for all involved. I support you and I trust that you will support May Town.

Yours Truly,

Leonard  
Fowler

1800 Baptist Wood Center dr.  
4/14/09

NASHVILLE & DAVIDSON COUNTY

MAY 19 2009

METROPOLITAN PLANNING DEPARTMENT

May 18, 2009

**VIA E-MAIL**

Rick Bernhardt, Executive Director  
Metropolitan Planning Commission  
Metro Office Building  
800 Second Avenue South  
Nashville, TN 37201

**Re: Proposed May Town Center SP Council Bill**

Dear Rick:

On behalf of a group of Nashvillians living in the Bells Bend/Scottsboro area, I am writing regarding the above referenced application and council bill. **In an attempt to avoid any confusion, I am writing to you before Councilman Matthews files a bill related to this application or your office forwards a bill to the Council Office.**

As I am sure you are aware, Metropolitan Council Rule 19 states in pertinent part:

*No zoning ordinance shall be filed with the Metropolitan Clerk unless such proposed legislation is accompanied with evidence that all fees required pursuant to the Metropolitan Code have been paid. (Metropolitan Council Rule 19)*

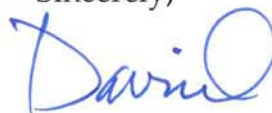
Among the fees that the Metropolitan Code requires are the water capacity and sewer capacity fees. I have attached a copy of a May 5, 2009, letter which details these fees for the proposed May Town Center development.

Since the Metropolitan Clerk customarily relies upon your agency to confirm that all fees have been paid, I am informing you that my clients believe that Metropolitan Council Rule 19 requires payment of the full amount of fees specified in this May 5, 2009, letter before a bill can be filed. In the event that your staff informs the clerk that all fees have been paid when in fact the water and sewer capacity fees have not been paid in full, my clients will pursue all legally available remedies at both the Metropolitan Council as well as in the Davidson County Courts.

Rick Bernhardt, Executive Director  
May 18, 2009  
Page 2

Please call if you have any questions or concerns about this issue.

Sincerely,

A handwritten signature in blue ink, appearing to read "David", with a large, stylized loop at the end.

C. David Briley

CDB  
CC: The Metropolitan Planning Commission  
Enclosure

KARLEI DEAN  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES  
1600 SECOND AVENUE, NORTH  
NASHVILLE, TENNESSEE 37208-2200

May 5, 2009

Mr. Kevin F. Gangaware  
Civil Site Design Group, PLLC  
630 Southgate Avenue, Suite A  
Nashville, TN 37203

Re: Sewer/Water Capacity Requirements, May Town Center, Old Hickory Boulevard, Map 79, Parcel 2, Map 89,  
Parcels 32-34, Map 90, Parcels 1-3, 10, 11, 201 & 202, (1<sup>st</sup> Update)

Dear Mr. Gangaware:

Water and sanitary sewer will be available as requested on April 30, 2009, upon payment of capacity charges based on the projected 3,105,500 gallons per day average daily flow. Public water main extensions will be required for the proposed development. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer must contact the Fire Marshal's Office regarding adequate fire protection. Public sewer main extensions and sewer pumping stations will be required for the proposed development. A perpetual maintenance fee for each sewer pump station will be assessed. This fee will be developed based on technical data provided by the engineer during the design phase of the proposed sewer pump station. Significant off-site water and sewer main improvements are required to serve this development. All easement acquisitions are the developer's responsibility. All required improvements are at the developer's expense.

Service can be made available by payment of the charges as follows:

| <u>Commitment</u> | <u>Water Capacity Charge</u> | <u>Sewer Capacity Charge</u> | <u>Total Capacity Charge</u> |
|-------------------|------------------------------|------------------------------|------------------------------|
| 1 Year            | \$ 665,000 (30%)             | \$1,996,425 (30%)            | \$2,661,900 (30%)            |
| 2 Years           | \$1,220,038 (55%)            | \$3,660,113 (55%)            | \$4,880,151 (55%)            |
| Perpetuity        | \$2,218,250 (100%)           | \$6,654,750 (100%)           | \$8,873,000 (100%)           |

A minimum of 30% of these non-refundable charges must be paid within 90 days of this letter to Metro Water Services, Permits Office, Metro Office Building, 800 Second Avenue South, Nashville, TN 37210. Upon receipt of these fees, we will issue the formal availability letter. Our Department must receive the entire capacity fee prior to issuing water/sewer connection permits.

If you have any questions, please contact me at (615) 862-4570 or by email at [michael.morris@nashville.gov](mailto:michael.morris@nashville.gov).

Sincerely,

Michael D. Morris, P.E.  
Engineer 3

cc: Mr. Scott A. Potter, P.E., Water Services Director  
Mr. Cyrus Q. Toosi, P.E., Assistant Director - Engineering  
Mr. Alan W. Hand, P.E., Engineer 2  
Ms. Mary Ellen Jackson, Customer Service Assistant Manager-Permits  
Mr. Robby Ervin, System Services Assistant Manager  
Mr. Lonnell Matthews Jr., Council District 1



If you need assistance or accommodations, please contact Metro Water Services,  
Mr. Joseph A. Estes Sr. at (615) 862-4862, 1600 Second Avenue North, Nashville, TN 37208.



printed on recycled paper

**From:** paulhschneider@comcast.net [mailto:paulhschneider@comcast.net]

**Sent:** Tuesday, May 19, 2009 11:03 AM

**To:** Planning Commissioners

**Subject:** Fwd: Maytown development

Dear Nashville City Commissioners; I am sending you a copy of the letter that I sent to The Tennessean this am. Although I don't live in Nashville proper I still like to consider it "my" city. Please vote against the Maytown development. I feel that this development may benefit some financially in the short term but in the long run it will be a disaster for the city. Nashville needs all the help it can get in these tough economic times. This development will do little if anything to benefit Nashville as we now know it. Thanks in advance for your understanding & support, Regards, Paul Schneider, Portland, TN

Subject: Maytown development (Senrt to The Tennessean 5/19/2009)

Let's face it folks, when it comes to strong identity as a city, Nashville continues to struggle. This problem is not specific to Nashville as many other U.S. cities struggle to maintain a cohesive identity. One of the main reasons for this dilemma is continued outward growth from an older city center. For this very reason a large development such as Maytown will certainly be the "knife in the heart " for Nashville. The proposed location is horrible relative to infrastructure and ecology, but mainly because of what Maytown would do to Nashville economically. This is a project that will in reality put a financial drain on the city & Davidson County for years if not generations. As a result we'll be sure to kiss a better Nashville goodbye. To all concerned : Please vote NO on the proposed Maytown development. Thank you, Paul Schneider, Portland, TN.

**From:** katharine.lassiter@gmail.com [mailto:katharine.lassiter@gmail.com] **On Behalf Of** Kate Lassiter

**Sent:** Tuesday, May 19, 2009 10:07 AM

**To:** Planning Commissioners

**Cc:** Garrett, Tim (Council Member); Barry, Megan (Council Member); Tygard, Charlie (Council Member); ronnie@steinecouncil.com; Maynard, Jerry (Council Member)

**Subject:** bells bend zoning change

Dear Commissioners and Council Members at Large,

I am writing to you today in regards to the upcoming hearing on zoning changes in the proposed space for Maytown Center in Northwest Davidson County. I ask you to maintain the integrity of this space and not allow for zoning changes which would alter this integrity.

I write to you today in a several capacities. As a co-director of Nashville Urban Harvest, I, like my colleagues, am eager to ensure that rural (and urban) space is available for the production of fresh, local foods, whether vegetables, fruits, livestock, or sustainable fisheries. Maintaining these spaces is essential to the development of a food economy, a very real, very tangible economy by which multiple sectors of persons are able to prosper. One example of a similar line of thought is happening in Seattle; information can be found here: <http://www.sustainableseattle.org/Programs/localfoodeconomy>.

I acknowledge that Nashville and Seattle are two different cities. Nashville does not need to become the next Seattle; how could it? But neither do I wish for Nashville to become the place that I grew up, Northern Virginia, both inside and outside the Beltway. Often when I drive through parts of East Nashville and Historic West End area, I think, for a quick moment, that I'm back in Alexandria or Arlington. And when I go out to walk at Bells Bend or help friends harvest in the area or even just go and sit by the Cumberland, on that slope that folks use to get their boats into the water, I see the kind of area that my mom lamented the loss of in Northern Virginia, the cow pastures that gave way to 1/2 million dollar subdivisions, to the Reston Town Center, to the congested highways, and currently a metropolitan area that stretches at least 100 miles in every direction, the result of which is a space neither developed with intentionality, nor maintained to actually foster human growth. It breeds unfettered competition, chronic anxiety, and wild swings between hope and despair, often depending on whether you have enough people to be in the HOV-3 lane. I know this world, and I do not wish that for Nashville.

As someone who works professionally at the interstices of theology, psychology, and the food system I urge you to consider what is best for the common, but diverse, good in the long run. Getting at this diversity in the common good is the hard work, a work in which means must not be mistaken for ends. It is true that economic development creates jobs

and a tax base, but are they jobs that are able to provide the very stuff of life that makes life pleasurable, enjoyable, worth living? Who benefits? I do not believe that the loss of undeveloped space into another kind of zone of space in Northwest Davidson County can accomplish all the things that we desire as a diverse community.

Thank you for your consideration, and do be in touch should you need any clarification.

Best wishes,  
Kate Lassiter  
2417 Chapel Avenue, Nashville, 37206  
(615) 260-3109

--

"And when, later in the year, a dusty canopy of leaves brushed up against the wall of the house a thousand times a day, the rustling of the branches initiated me into a knowledge to which I was not yet equal. For everything in the courtyard became a sign or hint to me." --Walter Benjamin, *Berlin Childhood Around 1900*

**From:** PookieMcl [mailto:PookieMcl@comcast.net]

**Sent:** Tuesday, May 19, 2009 9:42 AM

**To:** Planning Commissioners

**Subject:** May Town Center

To whom it may concern:

You do not need to destroy Bells Bend, our largest intact rural area left in Nashville! We have plenty of vacant office space all over town and more than enough areas to shop. Taxpayers don't need more burdens to support. Let's keep Nashville as green as possible-no more concrete!

Elinor McLaughlin



**From:** Butka, Brenda [mailto:brenda.butka@Vanderbilt.Edu]

**Sent:** Monday, May 18, 2009 4:30 PM

**To:** Planning Commissioners

**Subject:** Maytown isn't Reston

Dear Commissioners:

Why Maytown and Reston have little in common—please see the attachment.

Brenda Butka  
5188 Old Hickory Blvd  
Nashville, TN 37218

**From:** David Briley [mailto:dbriley@bonelaw.com]  
**Sent:** Monday, May 18, 2009 3:28 PM  
**To:** Bernhardt, Richard (Planning)  
**Cc:** Planning Commissioners; Sloan, Doug (Legal)  
**Subject:** May Town Center

For your review.

April 6, 09

Dear Mr. Matthews:

Along with several more of my neighbors, I want to ask for your support of May Town Center. This proposal has the capability of redefining our city for the betterment of all.

Nashville is long overdue for a development of the stature that features so many resources that can benefit people from all walks of life.

As this development application is upon your review I ask that you support this great investment in the community's future.

Thank you,



cc: Councilmember Walter Hunt, Councilmember Jerry Maynard

NASHVILLE & DAVIDSON COUNTY  
MAY 18 2009  
METROPOLITAN PLANNING DEPARTMENT

April 14 ,2009

Lonnell Matthews, Jr.  
2733 Cato Ridge  
Nashville, TN 37218

Dear Mr. Matthews,

Thank for your continued strong leadership in the face of opposition. I am sure that you have received a number of supportive letters about May Town plan. Many residents of Bordeaux, including myself are quite excited about the positive attributes of this plan.

I am a proud supportive of you and May Town Center and I look forward to hearing from you in regards this agenda item once you have reviewed it. Please continue you your positive interest in this development and your interest in Bordeaux.

Yours Truly, *Thomas Jenkins*

cc: Councilmember Walter Hunt, Councilmember Jerry Maynard

NASHVILLE & DAVIDSON COUNTY  
MAY 18 2009  
METRO PLANNING DEPARTMENT

**April 7, 2009**

**Dear Councilman Matthews,**

**I live in Bell's Bend and I support the May Town Center. I ask for you to please support this project and encourage your colleagues on the Metro Council to do the same.**

**The economic benefits for May Town are huge. Please consider the economic benefits before casting your vote. Nashville doesn't just need jobs, we need good jobs. May Town is a great economic growth opportunity and I believe them when they say that hundreds of new jobs will be created.**

**The new bridge to be funded by the developers is yet another reason to support this project.**

**Thank you for considering my comments.**

**Regards,**



NASHVILLE & DAVIDSON COUNTY

**MAY 18 2009**

METROPOLITAN PLANNING DEPARTMENT

MAY 18 2009

Council Member Lonnell Matthews, Jr.  
2733 Cato Ridge Drive  
Nashville, Tennessee 37218

March 29<sup>th</sup>, 09

Dear Councilmember,

I ask that you please join in with the support of the May Town Center that is strongly encouraged by so many Bordeaux residents and families. I have seen the plans for this proposal and I find it to be a high quality and state-of-the-art project.

Please let the community know if there is anything we can do to support you in the effort to expedite May Town.

Yours Truly,

*Jerry Douglas*

*344 King View Dr*

MAY 18 2009

METROPOLITAN PLANNING DEPARTMENT

Lonnell Matthews, Jr.  
District 1 Councilmember  
2733 Cato Ridge Drive  
Nashville, Tennessee 37218

3-31-09

Mr. Matthews,

I sincerely wanted to extend a request for the future of economic job growth and activity Nashville. I consider May Town Center as the last chance we have to build and establish a sound and very important town center concept that can draw many employers here to Davidson County.

I hope that you are a strong supporter of this proposal as it moves forward through the planning review phases. Nashville and Davidson County desperately needs May Town Center. The upcoming vote on this plan should send a message to all corporations interested in Middle Tennessee. That message should be that we support smart growth and that we are ready to do business with companies willing to invest here.

Sincerely,



Cc: Jerry Maynard, At-Large  
Cc: Walter Hunt, District 3

3/29/09

March 25, 2009

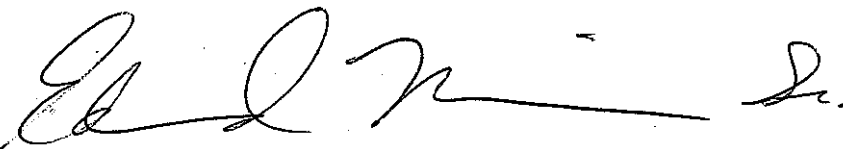
Lonnell Matthews, Jr.  
2733 Cato Ridge Drive  
Nashville, Tenn. 37218

Dear Councilmember,

There has been much talk about the new May Town Center throughout our neighborhood. I wanted to make you aware that there are several Bordeaux residents such as myself who realize that our community is in need of new and improved opportunities such as May Town.

I trust that you also share this feeling and I hope that you will join us in supporting this great opportunity for Bordeaux, Bells Bend and all of Davidson County. Please support May Town Center!

Thank you,



Edmund Morris Sr.

owner of Royal Razor Barbershop  
3532 West Hamilton Ave.

NASHVILLE & DAVIDSON COUNTY

MAY 18 2009

METROPOLITAN PLANNING DEPARTMENT



Mr. Lonnell Matthews, Jr.  
2733 Cato Ridge Drive  
Nashville, Tennessee 37218

To Mr. Matthews:

I am writing you regarding the business and job opportunities associated with May Town Center. I do not believe that now is the time to stand in the way of development. In particular, development that can change the Nashville and Davison County economy is exactly what we need.

I recognize that May Town Center may be the biggest chance yet to allow Nashville and Metro -Davidson the opportunity to compete with neighboring counties that have taken business and employment opportunities from our area. We are anxiously looking forward to the ground breaking of this town center.

Thank you for your interest and consideration of this matter.

Sincerely,



Margaret Walker  
3917 Augusta Drive  
Nashville, TN 37207

March 26, 2009

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NASHVILLE & DAVIDSON COUNTY

MAY 15 2009

METROPOLITAN PLANNING DEPARTMENT

L. Matthews, Jr.  
District 1 Councilmember  
2733 Cato Ridge Drive  
Nashville, Tennessee 37218

Dear Mr. Matthews:

I'm sure that you are knowledgeable of the current financial crisis that faces our nation. You mentioned during your campaign that you have lived in District 1 for a majority of your life, therefore I am certain that you understand that the issue of job loss is hitting home quite hard here in Nashville.

While the recently approved stimulus package put forth by our President is part of the cure. I believe that a key component to reviving our local tax base relies on such plans like the one for May Town Center.

The time to help ourselves is now and we should seize it. I hope that you will vote in favor of May Town.

Sincerely,

*Adam S Hart*  
*4178 Babcockite Dr*  
*Nash Ten 37218*

3/29/09

NASHVILLE & DAVIDSON COUNTY  
MAY 15 2009  
METROPOLITAN PLANNING DEPARTMENT

**From:** Amatore, Judith C [mailto:jude.amatore@Vanderbilt.Edu]  
**Sent:** Monday, May 18, 2009 2:41 PM  
**To:** letters@nashvillecitypaper.com  
**Cc:** Planning Commissioners  
**Subject:** MAYTOWN

Who is really benefitting by this proposal? Not the citizens and not the area. This is exactly the kind of bizarre planning that has caused the financial meltdown. It is to profit someone powerful and destroy our natural resources. When it doesn't succeed then the tax payers will have to bail the planners out –that is after taxpayer money has been used to construct.

Does this really make sense.

I really want to know which builders and which politicians are profiting from this. They need to be exposed before the destruction to our natural resources takes place.

Judith Amatore,RN

**From:** Tony Giarratana [mailto:tony@giarratana.com]  
**Sent:** Monday, May 18, 2009 2:23 PM  
**To:** Bernhardt, Richard (Planning)  
**Subject:** Metro Planning Commission Hearing - May Town Center SP

Rick,

During last week's Metro Planning Commission hearing, the Commissioners confirmed May 28 as the public hearing date for the May Town Center SP application. Nonetheless, we understand that several Commissioners discussed delaying the public hearing until after the economic impact study is released on June 1 and the Metro Planning Commission has received a briefing on June 3. A special meeting is planned for May 20 to again discuss the schedule.

While we would prefer to be heard on May 28, we are sensitive to the Commission's concern that the economic impact report be made available to the public prior to the hearing. Because I will be out of town June 8-12 (due to long-planned Boy Scout trip with my son) we cannot participate in a public hearing on June 11. However, if convenient for the Commissioners, we are certainly amenable to scheduling the public hearing on either June 4 or June 18.

Holding the public hearing on either June 4 or June 18 would afford the Commissioners the opportunity to defer their decision in the event they preferred to have additional time for deliberation before voting on the SP application, while still accommodating the July 7 public hearing before the Metro Council.

Relative to the format of the public hearing, it is our understanding the Commissioners may wish to limit the formal presentations by applicant and opposition to 15 minutes each, followed by an unlimited "open mike" period during which any member of the public that may wish to speak for or against the project would have up to two minutes each to do so. Please know that we are agreeable to this format.

Thank you for your consideration.

Best Regards,

Tony

cc: Jim McLean, Chairman, Metro Planning Commission

**Giarratana Development, LLC**

201 Fourth Avenue North, Suite 1100, Nashville, TN 37219  
Office: 615-254-0555; Fax: 615-254-7888; Cell: 615-512-0559  
E-Mail: Tony@Giarratana.com; Website: www.Giarratana.com



Please consider the environment before printing this e-mail.

From: Erica Shed [mailto:[erica.shed@gmail.com](mailto:erica.shed@gmail.com)]  
Sent: Monday, May 18, 2009 11:41 AM  
To: Planning Commissioners  
Subject: maytown development

To Whom It may Concern:

I would like to voice my dismay at the Maytown development plans for Davidson county/Nashville. It opposes the revitalization of downtown, eats up the city's green space, and the community's tax dollars. Not to mention the people and communities that are currently there. Please oppose this development.

Best,  
Erica Shed  
Jamaica Plain, MA  
02130

-----Original Message-----

From: Wood, David C [<mailto:david.c.wood@Vanderbilt.Edu>]

Sent: Monday, May 18, 2009 11:34 AM

To: Planning Commissioners

Subject: May Town a Mistake

Dear Commissioners,

As a Nashville ratepayer, I want to argue strongly against the proposed May Town development, and urge you not to support it. In the last few years the world has changed. No longer do we need the sprawling destruction of rural land for new stores and houses. Rather we desperately need to develop existing urban concentrations, like Nashville itself, into thriving office and residential neighborhoods. This saves land, cuts commuting costs, and generates the dynamic density that is what makes real cities thrive. May Town will undercut the efforts to develop Nashville. It takes us all in entirely the wrong direction. Once this kind of land is gone, it will never come back. Please vote against this development, and FOR the concentration of resources in Nashville itself.

Thank you for your attention,

David Wood (Professor)

914 N14th St

Nashville, TN 37206

# 615-226-7600

From: smithma2@earlham.edu [<mailto:smithma2@earlham.edu>]

Sent: Monday, May 18, 2009 9:17 AM

To: letters@nashvillecitypaper.com; letters@tennessean.com; Planning Commissioners

Subject: save bell's bend

Attached is a letter against the new development under consideration.

Thank you for listening to my concerns.

-Matthew G. Smith

**From:** Rachel John [mailto:rachel.john.tn@gmail.com]  
**Sent:** Monday, May 18, 2009 8:08 AM  
**To:** letters@tennessean.com; letters@nashvillecitypaper.com; Planning Commissioners  
**Subject:** NO MAYTOWN

Dear Editor,

My home, community, farm and city are in danger. There is a massive development in the works for the last rural area in Nashville, where I grew up in the creeks and cowpastures next with some of the most beautiful people in the world. Amazing things are happening there now, my family has started a biodynamic organic community garden, with plans for a CSA and donations to the local foodbank. The pastures have been plowed, an 8 foot fence erected with the help and donations of many friends and neighbors, the heirloom tomatoes are in the ground--I could go on and on, it's such a beautiful thing. This development would be terrible for Nashville for all kinds of reasons, but it represent much more. It's an issue that is bigger than one place, one farm, one neighborhood, but that's how it happens, one small step at a time, and it could go either way. We can save our last green spaces, the places where our food is grown and the earth around us has a chance to recharge. Please, because this is my family and community, and because you care, and because you love homegrown tomatoes, NO MAYTOWN!

Rachel John  
Lifelong Resident, Scottsboro Community, Nashville Tennessee



-----Original Message-----

From: Tom John [<mailto:tj102143@yahoo.com>]

Sent: Sunday, May 17, 2009 10:56 PM

To: Planning Commissioners

Cc: Matthews, Lonnell (Council Member)

Subject: Maytown

Sirs:

I am opposed to the May Town Center.

It makes no sense to build a development that would rival downtown Nashville when the community plan calls for supporting downtown.

The tax income to Davidson County claimed by the May Town developers includes no calculation of infrastructure costs, which would be paid by the taxpayer. These costs would be huge, given the total lack of existing infrastructure in this pristine rural area and the obvious need for at least two bridges.

The claims by the developers that May Town Center is "green" and will preserve the rural nature of the only real remaining natural space in Davidson County is patently absurd.

The May family has a long and distinguished history of service to the community. I relish the possibility of Jack and Frank May working with the local community to come up with a plan that would truly serve the unique and rural character of Nashville, instead of promoting urban sprawl, and forever preserve their place in the pantheon of Nashville philanthropists.

Sincerely,

Tom John  
Nashville

**From:** wachtel@bellsouth.net [mailto:wachtel@bellsouth.net]

**Sent:** Sunday, May 17, 2009 8:09 PM

**To:** Planning Commissioners

**Subject:** May Town

To the Planning Commission:

Will May Town divert economic development from downtown? What is the purpose of building what is equivalent to another city in Davidson County? Is it tax revenue? With a new convention center and riverfront development, why not stay focused on filling downtown office space and boosting economic development in the city we already have?

As one who lives close to downtown, I take the May Town plan as a threat to progress in downtown Nashville, a threat to redevelopment along the river, and a threat to the long term goal of planned development down Main Street, Gallatin Road, Dickerson Road, Lebanon Road, Nolensville Road, and Murfreesboro Road.

Thanks a bunch,

Carol Williams  
800 Russell Street  
Nashville, Tn 37206

-----Original Message-----

From: Mary O'Neil [<mailto:maryoneil@bellsouth.net>]

Sent: Saturday, May 16, 2009 7:59 PM

To: metro planning commissio

Cc: Planning Commissioners

Subject: bells bend/may town

Please do not allow developers to destroy Bells Bend. There is no need for office space. Down town nashville has 20% vacancy rate on office space. This would be another Metro center which opened with great plans, went bankrupt and closed. Nashville would be stuck to finish a bridge and roads to no where and a great area would be lost forever. The people who responded did not want restrictions so they could not develop their land, They did not want May Town there. I gave my 188 acres on Old Hickory to Beaman Park to preserve it from development. Please listen to the people of Scottboro. Mary O'Neil 6611 Fox Hollow Rd. Nashville 37205 maryoneil@bellsouth.net

**From:** trwrebel@comcast.net [mailto:trwrebel@comcast.net]

**Sent:** Saturday, May 16, 2009 3:34 PM

**To:** Planning Commissioners

**Subject:** Please Oppose the Maytown development

To: Metro Nashville Planning Commisioners,

I am a native Nashvillian, going back several generations.

I am asking you to oppose the Maytown develelpmnt in Bell's Bend. Please do not allow them to destroy this gem, once it is gone, we cannot reclaim it. Their projections and statistics are ludicrous. The cost of developing multiple bridges and infrastructure for a brand new city away from Nashville would cripple Nashville taxpayers for generations - we don't need another Fountain Square sitting on Bell's Bend.

I am pro growth and pro business, let's develop downtown Nashville. Let's eliminate eyesores like the old Steiner Liff plant along the Cumberland. Let's develop downtown where we have flat land and in East Nashville where we desperately need jobs.

Thanks for your time and consideration.

Allowing the Mays and Tony Giarratanna as much access to this process as they have had is wrong.

Tim Webb  
899 Robertson Academy Road  
Nashville, TN 37220

**From:** David Price [mailto:dprice@newsouthassoc.com]  
**Sent:** Friday, May 15, 2009 1:02 PM  
**To:** Planning Commissioners  
**Subject:** May Town Center hearing

Dear Planning Commissioners,

I am writing to express my opposition to the proposed May Town Center development and the developers' requested zoning change at the upcoming May 28<sup>th</sup> planning commission meeting. My opposition is based primarily on environmental, historic preservation, infrastructure, and economic concerns.

Bells Bend is the last large, intact rural and agricultural landscape remaining in Nashville with a number of plant and animal species and water resources that should be protected from development. Natural resource protection would greatly enhance the recreational opportunities provided by Bells Bend Park, which would just not offer the same country feeling with a giant corporate headquarters across the street. This landscape, with its many historic buildings, farms, and Native American archaeological sites, is also significant as a historic rural district that represents the county's fading agricultural past. This heritage should be preserved to educate and provide a good quality of life for present and future generations.

I also oppose MTC from an infrastructure and economic perspective because it represents what I see as a massive misallocation of resources that ought to be directed at previously developed parts of Nashville. Downtown and MetroCenter currently have the space and infrastructure already in place for new corporate offices, there is no reason we need to pave over the county's last rural jewel to do so.

This is an opportunity for Metro Nashville to think outside the box and make a name for itself in innovative rural conservation planning. The area's residents have many good alternative ideas that promote development in the area in a way that is sustainable and in character with its unique setting. Please give those residents a chance and deny the requested zoning change to May Town Center.

Sincerely,

David Price  
Historian/Architectural Historian

## NEW SOUTH ASSOCIATES, INC.

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Nashville, Tennessee 32706  
(615) 262-4326 / FAX (615) 262-3338

[www.newsouthassoc.com](http://www.newsouthassoc.com)

A Women-Owned Small Business

**From:** David P. Allard [mailto:Dallard@allardward.com]

**Sent:** Monday, May 18, 2009 12:14 PM

**To:** Planning Commissioners

**Subject:** Bells Bend

Attached is letter re: Bells Bend project.

**Allard Ward Architects LLC**

1618 16th Avenue South | Nashville, Tennessee 37212

PH: 615.345.1010 | FX: 615.345.1011

dallard@allardward.com

*Reality leaves a lot to the imagination.* John Lennon



ALLARD WARD ARCHITECTS LLC

May 18, 2009

Planning Commissioners  
Metropolitan Planning Commission  
Nashville, TN

**RE: Proposed May Development on Bell's Bend**

Planning Commission Members,

I know you labor hard over contentious issues, often trying to weigh competing objectives. As an architect, I am very familiar with the fray of planning and zoning issues, and the frequent concern of citizens over *any* change, to the point where it can be problematic for really good growth and development. I feel compelled to write about this particular development, as I do not believe that is the case here.

The development itself has been done with some care, but it simply is in the wrong place. This is truly a unique part of Nashville, and if it is allowed to develop this intensely, it will be a permanent loss to the community.

Sincerely,

David Preston Allard, AIA, FAUA, LEED AP

-----Original Message-----

From: Mary O'Neil [mailto:maryoneil@bellsouth.net]

Sent: Saturday, May 16, 2009 7:59 PM

To: metro planning commissio

Cc: Planning Commissioners

Subject: bells bend/may town

Please do not allow developers to destroy Bells Bend. There is no need for office space. Down town nashville has 20% vacancy rate on office space. This would be another Metro center which opened with great plans, went bankrupt and closed. Nashville would be stuck to finish a bridge and roads to no where and a great area would be lost forever. The people who responded did not want restrictions so they could not develop their land, They did not want May Town there. I gave my 188 acres on Old Hickory to Beaman Park to preserve it from development. Please listen to the people of Scottboro. Mary O'Neil 6611 Fox Hollow Rd. Nashville 37205 maryoneil@bellsouth.net



-----Original Message-----

From: tdbyl@yahoo.com [mailto:tdbyl@yahoo.com]

Sent: Friday, May 15, 2009 8:55 AM

To: Planning Commissioners

Cc: Henry, Douglas (MNPD - Newsletter); Gary Odom; Baker, Buddy (Council Member); Evans, Emily (Council Member)

Subject: concerning May Town Center

Dear Planning Commissioners,

I am writing to express my concern over the Bells Bend re-zoning vote that is coming up in May. My name is Tom Byl. I am a home-owner on River Rouge Dr, about a hundred yards east from where the development & re-zoning would occur if passed. I am opposed to May Town Center for several reasons. First, it is urban sprawl - MTC would take green open land & put 20,000 - 40,000 people on it. Let's use our resources & energy to bring growth back into the city. Second, we all know that it would take 2 or more large bridges spanning the Cumberland River (despite MTC's assertion that only one is needed). We all know MTC could not survive on one bridge. What if a problem occurred on the bridge - would all the commuters drive in & out of MTC on 2-lane Old Hickory Blvd? Any transportation engineer with experience knows that in order to serve 10,000 or more, there would be a minimum of two large bridges. It is inevitable that one of those bridges would come through my neighborhood. Since that will impact us negatively, we should have a voice at this table.

Third, MTC also claims they will not be a burden on tax payers, yet we all know that isn't true. Road improvements must be made on Centennial & the Centennial-Briley interchange in order for the first bridge to carry >1,000 vehicles during rush hour. The city would have to build an extensive fly-over ramp system at the intersection of Briley & Centennial. Considering the ramps on I-40 & Briley will cost us more than \$150-million when they are finished built, I don't see how we can justify repeating that just for May Town. Then we repeat that again for the second bridge...

In closing, I do not think it is in the best interest of the city or region to re-zone & build May Town Center. It essentially makes my neighborhood a doormat for urban sprawl at its worst. By the way, my agency's headquarters (Dept of Interior) is in Reston. VA. I have been there and it is a nightmare, not a dream, during rush hour. Did you know they have a 12-lane highway and many 5-lane roads running next to & through that development? We do not want to replace open farmland and place a monstrosity on it; one that couldn't work as currently proposed.

Respectfully,  
Thomas & Jo Ann Byl  
645 River Rouge Dr  
Nashville, TN 37209

**From:** Gigi Abston [mailto:gigi.abston@dcinc.org]

**Sent:** Friday, May 15, 2009 8:17 AM

**To:** Planning Commissioners

**Subject:** Oppose May Town Center

PLEASE Oppose May Town center...Concentrate on Revitalizing the DOWNTOWN Davidson  
ALREADY has!!!

STOP spending this type of money on NEW Development when the OLDER development is  
historic, beautiful, part of our heritage and NEEDS to be USED !!

**From:** Edith Kirkland [mailto:edithkirkland@comcast.net]

**Sent:** Thursday, May 14, 2009 10:53 PM

**To:** Planning Commissioners

**Subject:** Re: Opposing May Town Center

I oppose May Town Center – it sounds like a bad deal for our downtown

Thank you-

Sincerely,

Edith Kirkland

**From:** Tom Hemby [mailto:guitom@comcast.net]  
**Sent:** Thursday, May 14, 2009 9:53 PM  
**To:** Planning Commissioners  
**Subject:** Opposition of the "May Town Center" Development

To whom it may concern,

I want you to know that as a US Citizen and a tax paying resident of the state of Tennessee and Davidson County I vehemently oppose the "May Town Center" Development.

Sincerely,

Tom Hemby

-----Original Message-----

From: Alys Venable [[mailto:alys\\_venable@comcast.net](mailto:alys_venable@comcast.net)]

Sent: Thursday, May 14, 2009 9:08 PM

To: Planning Commissioners

Cc: Evans, Emily (Council Member)

Subject: May Town Center

I am a Nashville resident writing to ask you not to approve the plan for May Town Center.

It is surprising that at a time when there is talk of "greening" Nashville, there is a plan that would threaten one of the few rural sections left to the city. It is disturbing that in a time of economic stress, there is a plan for building office space that is likely to remain empty. It is unfortunate that at a time when there is an emphasis on renovating Nashville's downtown there is a plan for shifting attention to development elsewhere in the city.

I attended most of the Community Character meetings for West Nashville. Concern about the impact of the May Town Center on West Nashville appears in the summary of one of the meetings as an "issue." I heard a lot of worries about the May Town plan, but I didn't hear any favorable comments. There was disbelief in promises about placement of a bridge or bridges, payment by the developer and landowners of all the resulting costs, and direction of traffic away from West Nashville neighborhoods. A chief concern was that, regardless of protestations to the contrary, there was the likelihood of a major impact on West Nashville from increased traffic. Keeping existing neighborhoods intact by preventing such an increase was one of the requests of the West Nashville community.

I've been to several Metro Planning Commission hearings and have been impressed by the commission members' careful attention to the wishes of residents and the welfare of the city's communities. I feel confident that you will continue to listen to those voices and preserve those communities.

Sincerely yours,

Alys Venable

6608 Rolling Fork Dr. 37205

**From:** 1122humptydumptyave@gmail.com [mailto:1122humptydumptyave@gmail.com]

**Sent:** Thursday, May 14, 2009 6:44 PM

**To:** planning.commissioners@nashville.gov.

**Subject:** Please protect Bells Bend

To whome it may concern,

I am writing in regards to Bells Bend. I am proud of my town, and one of the big reasons is because its not a concrete jungle. I love Nashville because you can drive 10 minutes out of the city and find fields and farms. I really enjoy that because the open areas of the United States are slowly being paved away, and pretty soon, if were not carefull there will be no more open spaces. I was under the impression that Nashville was on its way to becoming the greenest city in the United states. We dont need any more office space or retailers, we have enough. Lets be satidfied with the down town we already have and support all the retailers and buisnesses that rely on us to shop there. Please leave Bells Bend as it is, someday I hope my children can enjoy it like I do now.

Thank you for your time,

Lizzy Lewis

536 Wesley Ave

Nashville, TN

37207

**From:** Brady, Randall D [mailto:randall.d.brady@Vanderbilt.Edu]

**Sent:** Thursday, May 14, 2009 3:44 PM

**To:** Planning Commissioners

**Subject:** Bell's Bend development

I am a native of Nashville and I am **OPPOSED** to the Bell's Bend development

**From:** Brady, Randall D [mailto:randall.d.brady@Vanderbilt.Edu]

**Sent:** Thursday, May 14, 2009 3:39 PM

**To:** Planning Commissioners

**Subject:** Bell's Bend development

I am a native Nashvillian and I am **OPPOSED** to the Bell's Bend development.

Randall Brady



-----Original Message-----

From: Juliana Ericson [<mailto:juliana-art@comcast.net>]

Sent: Thursday, May 14, 2009 2:08 PM

To: Planning Commissioners

Subject: May town center

Good morning,

I'm writing to ask that you do NOT support the development of the May town center. I am interested in our preserving Bells Bend.

Thank you,

Juliana Ericson

6317 Percy Dr.

Nashville, TN 37205

**From:** Montefiori, Karen E [mailto:karen.montefiori@Vanderbilt.Edu]  
**Sent:** Thursday, May 14, 2009 11:30 AM  
**To:** Planning Commissioners  
**Subject:** FW: May 28 Planning Commission Meeting  
**Importance:** High

Hello,

It's my understanding the Metro Planning Commission is tentatively set to hear the May Town Center zoning change on Thursday, May 28.

Last summer, neighborhood groups joined forces with citizens from across Nashville in voicing opposition to this sprawling development, which would destroy the largest undeveloped swath of Davidson County and effectively create a competing downtown. I am sending this email to ask that you not approve this development because.

Best regards,

---

Karen Montefiori  
Vanderbilt University, ITS  
[karen.montefiori@vanderbilt.edu](mailto:karen.montefiori@vanderbilt.edu)  
Phone: 615.343.1630

**From:** Frances [mailto:greenfires@comcast.net]

**Sent:** Thursday, May 14, 2009 11:14 AM

**To:** Planning Commissioners

**Subject:** Bells Bend

We will be remembered, not by what we destroy, but by what we preserve. Bells Bend is a treasure which should not be destroyed for so-called development. Let's not confuse greed with need. Sprawl is a great threat to Nashville's quality of life. This plan needs to be ended once and for all.

Sincerely,  
Frances Duvall

From: Paul M. Buchanan [mailto:pbuchanan@ortalekelley.com]  
Sent: Thursday, May 14, 2009 8:29 AM  
To: Planning Commissioners  
Cc: Matthews, Lonnell (Council Member)  
Subject: May Town

Dear Sirs or Mesdames,

I write to urge you to vote against the rezoning for May Town. We have a vibrant and energized downtown. THIS is where our focus and \$ should be directed. Please leave the last rural character in our county alone?

This development will take much needed funds and attention from the Downtown business district. It is illogical and NOT in the best interests of our City!!

Very Truly Yours,  
Paul Buchanan

-----Original Message-----

From: A Potter [<mailto:apotter597@yahoo.com>]

Sent: Wednesday, May 13, 2009 7:34 PM

To: Planning Commissioners; Matthews, Lonnell (Council Member)

Subject: Please vote against May Town Center

Dear Members of the Planning Commission and Mr. Lonnell,

I represent the Nashville Chapter of the Tennessee Ornithological Society. We are deeply concerned that the proposed May Town Center will be detrimental to the Bells Bend Region.

As you know, Nashville is extremely fortunate to have a large, minimally developed area so close to the city. This lack of development has resulted in Bells Bend Park and the larger Bells Bend area becoming a haven for birds and other wildlife. Henslow's Sparrows, which are listed on both the Audubon Watch List and the TWRA list of species "in need of management," are present at Bells Bend. In addition, for two years in a row, 2 critically endangered Whooping Cranes (the same pair both years) have wintered in the Bells Bend area. There are only around 300 Whooping Cranes in the world, and the fact that a pair chose Bells Bend to winter demonstrates the quality of the habitat.

I would also like to point out that presence of the whooping cranes the last two winters and the many other birds in the Bells Bend area brings visitors from outside the Nashville area. For example, we held our state meeting the first weekend of May and included field trips to Bells Bend and Beamann Park. Visitors have come from all over the state to see the Whooping Cranes. Birders and other wildlife watchers spend money on hotel rooms, gas, food and other expenses all of which benefits the local economy.

I am skeptical regarding the claims by the developer that the rest of the Bells Bend are would be protected. Once this type of development is allowed to begin, it is inevitable that gas stations, convenience stores, and other commercial and residential properties will spring up in typical urban sprawl. The report from the Mayor's Green Ribbon Committee spells out clearly the need to protect open space in Nashville and decrease Nashville's carbon footprint. Building May Town Center goes against each of these ideals; protecting Bells Bend would demonstrate Nashville's commitment to the Green Ribbon ideals.

Again I ask you to please oppose May Town Center, and I thank you for taking the time to listen to my concerns. If you have any questions for me, or would like to discuss any of these issues further, I can be reached on my cell at 615-579-7891 or by email at [APotter597@yahoo.com](mailto:APotter597@yahoo.com).

Sincerely,

Amy Potter

President, Nashville Chapter of the Tennessee Ornithological Society

**From:** Barbara H. Martin [mailto:bmartin3@mac.com]  
**Sent:** Wednesday, May 13, 2009 5:36 PM  
**To:** Planning Commissioners  
**Cc:** Lalonde, Kristine (Council Member)  
**Subject:**

Dear Metro Planning Commission and Councilperson Kristine LaLonde:

I am opposed to the current request for the development of "May Town Center" in the Bells Bend area of Davidson County. Below are the reasons I believe you must consider before making your decision. They are the words of the Sierra Club, of which I am a member, and I agree completely with every reason listed below.

1. May Town Center robs Nashville's downtown. Nearly 20% of office space is vacant in downtown right now. Why do we need to add another 8 million square feet of office space in Bells Bend? This will only cripple 20 years of successful investment in downtown revitalization.
2. Taxpayers take a beating under this plan. May Town Center will siphon resources from already-strained public services like schools, public safety, and neglected and aging infrastructure.
3. Quality of life is at the forefront of this issue. Do we want to end up with the chaotic sprawl that surrounds Atlanta? Do we need, or want, Cool Springs North?
4. This is about a landowner and a developer making money, not about attracting new businesses to Davidson County. Companies don't decide whether to relocate to Nashville based on the availability of a 50-acre corporate campus. They assess tax incentives, public education, quality of infrastructure, proximity to transportation, and cultural activities, among many other criteria. May Town Center addresses none of these issues.
5. This is the largest intact rural area remaining in Nashville. A forward-thinking city has the vision to protect this kind of open space rather than pave over it.
6. The developer's claims that the remainder of Bells Bend will be protected are, at best, completely misguided and, at worst, disingenuous and deceitful. Nashville lacks the mechanisms and organizational structure to enforce protection of the remainder of Bells Bend.
7. The report from the Mayor's Green Ribbon Committee spells out clearly the need to protect open space in Nashville and decrease Nashville's carbon footprint. Building May Town Center goes against each of these ideals; protecting Bells Bend carries out the committee's recommendations.

Barbara H. Martin  
2715 Oakland Ave.  
Nashville, TN 37212  
615-292-7936

**From:** Lewis F. Saettel [mailto:Saettelf@eecsmail.vuse.vanderbilt.edu]

**Sent:** Wednesday, May 13, 2009 5:18 PM

**To:** Planning Commissioners

**Subject:** May Town Center zoning change on Thursday, May 28

Ladies and Gentlemen,

I just wanted to take a moment to say that I think this project would be a mistake. It does not seem to make sense that such a development would be necessary in this economic time. I don't believe that Nashville has a large enough consumer pool to make a success of something of this scale. The property that would be developed is beautiful and green which is something Nashville needs to fight the growing air pollution. Most of Nashville's developments remove too many trees and do not put green space back into the development. With our temperate climate in Nashville, I think it would be better to restructure existing spaces that are currently unfit for community living and development and change those into better business areas. Public transportation that is affordable and available for all work and social schedules should be made available before something like this is undertaken. The 840 project should be completed to reroute out of town traffic around the city and help reduce the carbon footprint of the city. Tying a development to that would make more sense; it seems that this plan puts the cart before the horse.

Lewis Saettel  
Wilson County Resident.

**From:** John TeSelle [mailto:jt@jt-architecture.com]  
**Sent:** Wednesday, May 13, 2009 5:18 PM  
**To:** Planning Commissioners  
**Subject:** Oppose the May Town Center

Please vote against this development. You have heard the reasons against it many times -- I add my voice to those.

Thank you.

- John TeSelle

John TeSelle Architecture  
405 Fairfax Avenue  
Nashville, TN 37212  
(615) 297-1919 phone  
(615) 297-1511 fax  
[www.jt-architecture.com](http://www.jt-architecture.com)



**From:** Cynthia Paschal [mailto:citizenrbp@gmail.com]  
**Sent:** Wednesday, May 13, 2009 4:25 PM  
**To:** Planning Commissioners  
**Cc:** citizenrbp@gmail.com  
**Subject:** I urge you to oppose the May Town Center zoning changes

Dear Sir or Madam,

I am a Davidson County resident, taxpayer, and homeowner, residing at 6312 Percy Drive in the 37205 zip code (West Meade / Bellevue area). I am very opposed to the May Town Center and urge you to reject the zoning changes proposed for the May Town Center. (If we need more office space or housing, let's use that bankrupt hole at West End and Broadway!)

The May Town Center is not needed. We already have a downtown that so many people are working hard to revitalize. Let's not gut that effort. There is empty office and housing capacity downtown and we should not draw away from that by building the May Town Center.

The May Town Center idea is not new. Back in the 1980's, Metro Center and Fountain Square were built. Despite being closer to downtown and with better access than the proposed May Town Center, Metro Center and the Fountain Square Mall never lived up to expectations. There is still a lot of underutilized capacity in Metro Center, further illustrating the lack of need for and the low probability of success for the May Town Center.

I know there are arguments that the May Town Center could capture some of the revenue that moved to Williamson County and the Cool Springs area. However, just building May Town Center in no way guarantees that businesses will locate in Davidson County. Businesses moved to Cool Springs because of tax incentives, high quality Williamson County schools, strong infrastructure, and proximity to transportation. Those things are not here in Davidson County and the Bells Bend area. In fact, building the May Town Center will further weaken our infrastructure by drawing away resources. As a parent of two Metro public schools students, I cringe at the thought of Metro having to further dilute its limited funds for schools, police, fire, rescue, roads maintenance, etc if the May Town Center is approved. All the while, I know that the growth and revenue projections for May Town Center are flawed and that the project is unlikely to yield any substantive financial benefit to our county.

The developers can promise all they want about not asking for tax incentives or supplying & maintaining roads, water supply lines, electrical distribution, public safety resources, etc and thus in theory (though of course not reality) minimizing the impact on Davidson County. However, the one thing they absolutely cannot do - and which you as commissioners can and should do - is to preserve undeveloped open spaces and limit our carbon footprint.

I urge you to vote against the zoning changes of the proposed May Town Center.

Sincerely,

Cynthia B. Paschal  
6312 Percy Dr  
Nashville, TN 37205

-----Original Message-----

From: Randolph Blake [<mailto:randolphblake@mac.com>]

Sent: Wednesday, May 13, 2009 4:10 PM

To: Planning Commissioners

Cc: Matthews, Lonnell (Council Member)

Subject: zoning change

Hello

I'm writing respectfully to express my strong disagreement with the proposal to rezone the May Town Center, allow commercial development of this special area of our county. I've lived in Nashville for 20 years now and deeply value the diversity of our county's land and land use. This just seems like the wrong time and the wrong place for our largest intact rural area.

I'll not be able to attend the May 28th hearing, but please know that my voice should be added to those who speak forcefully against this proposed development.

Sincerely

Randolph Blake

Randolph Blake

900 20th Avenue South, Unit 1709

Nashville TN 37212

[randolphblake@mac.com](mailto:randolphblake@mac.com)

May 3, 2009

Lonnell Matthews, Jr.

2733 Cato Ridge Drive  
Nashville, Tenn. 37218

Dear Councilmember Matthews,

I wanted to submit this letter in support of smart growth development in Nashville, TN. As a resident I have found the site plan known as May Town Center to be a highly efficient use of the land in Bells Bend.

The proposed buildings which are planned to include environmentally sound engineering and the preservation of green space is offering Nashville the ability to showcase this town center as a high quality and smart growth project.

This land provides sufficient use while preserving many of the features such as open space. If we will ever have the potential to build a strong mixed use attractive then that time is now and I ask that you favorably support May Town Center.

Yours truly,

*Jeff Reynolds*  
2817 Creechland Dr.

cc: Councilmember Jerry Maynard, Councilmember Walter Hunt  
cc: James McLean, Chairman Planning Commission


April 6, 2009

Dear Councilman Matthews,

As a resident of Bells Bend, I am writing to express my support for the May Town Center. I ask for you to please support this project. It is in this area's best interest, and the majority of my neighbors agree.

Please consider the economic benefits before casting your vote. Nashville doesn't just need jobs, we need good jobs. May Town is a great economic growth opportunity and I believe them when they say that hundreds of new jobs will be created.

Regards,



4510 OHB  
Nashville TN

NASHVILLE & DAVIDSON COUNTY

MAY 11 2009

METROPOLITAN PLANNING DEPARTMENT

Council Member Lonnell Matthews, Jr.  
2733 Cato Ridge Drive  
Nashville, Tennessee 37218

3-27-09

Mr. Matthews:

Thank you considering my letter. I am an avid supporter of the May Town plan put forward by the May Family. It is good to know that we are on the verge of having one of the most attractive and appealing development here in Nashville. Pleased to do not be detoured by the naysayers that have let our county miss-out on several employment options that have past us over for Williamson County and elsewhere.

I know that May Town is right for Nashville and Davidson County. Having lived here for many years, I am excited that we can now spur smart growth here at home with this plan. Also, I think it is magnificent that Tennessee State University will gain from this center. Finally, I want to encourage you to speak with the residents of Bordeaux and support us as we work to tell others about May Town Center.

Regards,

*Reginald A Williams*  
*2015 Pennington Ave*  
*Nashville, Tenn. 37216*

NASHVILLE & DAVIDSON COUNTY  
MAY 11 2009  
METROPOLITAN PLANNING DEPARTMENT

To: Lonell Matthews, Councilmember District 1 3/19/09

I support the May Town Center and I hope that you will join your fellow residents in this effort. The May Town Center is an excellent opportunity to bring business growth & jobs to the Bordeaux area and the entire community.

Arita L Brown  
3187 Lagrange Dr  
Nashville TN 37218

cc. Metro Planning Dept.

NASHVILLE & DAVIDSON COUNTY

MAY 11 2009

METROPOLITAN PLANNING DEPARTMENT

From: Nancy Dorman [mailto:nancydorman@yahoo.com]  
Sent: Tuesday, May 12, 2009 5:16 PM  
To: Planning Commissioners  
Subject: May Town Center is Sprawl!

Dear Commissioners:

I oppose the May Town Center because it is sprawl. By definition, "sprawl" is the spreading of a city and its suburbs over rural land at the fringe of an urban area. The primary reason that May Town Center is not "smart growth", in spite of what the developers say, is because it is sprawl.

Also, it lacks one of the basic principles of smart growth and that is the principle of "connectivity". Connectivity is the degree to which roads and paths are connected and allow direct travel between destinations; the degree to which homes, businesses, shopping, and other attractions are physically close to each other.

One road or bridge is not near enough to provide connectivity.

Once rural land is lost, it can never be replaced.

Thank you,  
Nancy Dorman

-----Original Message-----

From: Georgianna Russell [mailto:georgiannaw01@bellsouth.net]

Sent: Tuesday, May 12, 2009 10:16 AM

To: Planning Commissioners

Subject: Bells Bend

In this day of realization of the value of natural resources, the knowledge that food sources close to Metropolitan areas should be preserved to cut out the shipping costs, it seems to me that Bells Bend should be preserved as farmland.

We have a downtown already. The practice of building on every acre by developers has caused a sprawl second only to Charlotte NC. and is the "old mindless way" of dealing with land use.

Please, let's do something smart for the future of Davidson County.

Let's be in the front with smart leadership. Consider what the debacle of the dump, which is now beautiful Bells Bend Park, cost the taxpayer. We paid \$12,000.00 an acre versus the \$2,000.00 that land was going for at that time. The city fathers had plenty of time to take an option on that land and let the private investors get it first. Not smart!

Thank you, Georgianna Russell



**From:** Martha Berry [mailto:martha.berry@yahoo.com]

**Sent:** Monday, May 11, 2009 5:42 PM

**To:** Planning Commissioners

**Subject:** Maytown

I am not a resident of Bell's Bend but I think that allowing Maytown to build there would be very bad for Nashville. We have an abundance of space downtown that could be used for the same purpose without disturbing the pristine countryside in Bell's Bend. We should take a lesson from England, a country where the rural landscape is sacred and remains intact to this day. Please don't chose to allow this development.

Martha Berry

**From:** Nate [mailto:natethewriter@gmail.com]

**Sent:** Monday, May 11, 2009 4:44 PM

**To:** Planning Commissioners

**Subject:** Bell's Bend

Hi Planning Commissioners--

I am strongly opposed to the development of Bell's Bend. We have far too many buildings in this city as is, and any further development would ruin something that we can never have enough of: wide open, beautiful, unspoiled green spaces. I know you folks will probably do what you're going to do, nevermind public opinion, but I am ALWAYS opposed to development, and in favor of more public, unrestricted green spaces.

--Nate Cougill

"a closed mind is an empty mind"

<http://www.natecougill.com>